



HOLMANS
— ESTATE AGENTS —

DESCRIPTION:

Situated in a unique elevated penthouse style location within this select retirement development just off the High Street in Moreton in Marsh, this purpose built second floor, one bedroom apartment is offered exclusively to those over 60 years of age and is serviced by lift from the ground floor.

The property has the outstanding advantage of not only a view of the communal gardens to the front but also over the gardens of properties to the rear of the High Street in a southerly direction. The property has a four piece bathroom suite, fitted kitchen with a wide range of integrated appliances and comes with its own allocated parking space.

The Grange provides an oasis style retreat for those looking to retire to one of the most popular market towns in the North Cotswolds with its High Street occupying a level position allowing ease of access to a good quality local supermarket, a doctors surgery, the railway station with links to London Paddington and a wide range of shops, hotels, restaurants and public houses.

Compared to other similar properties in the area we consider this property to offer good value for money and it is in a very presentable condition with carpets and curtains included.

Accommodation (all measurements are approximate)

Communal Entrance Hall:

With lift giving access to second floor.

Second Floor Landing:

Built in store cupboard, staircase leading to ground floor, the landing area is shared with only one other property.

Entrance Hall: 7.49m (24ft 7in) x 0.94m (3ft 1in) *Extending to 6'8"*

With built in double cupboard with bookshelf above, night store heater, access to loft area, three ceiling lights with cornice moulded ceiling and built in airing cupboard with foam lagged cylinder and immersion heater, two Southerly facing windows with outlook over orchard and gardens to the rear of the High Street. Intercom system to front door and cord alarm system.

Bedroom: 4.17m (13ft 8in) x 4.42m (14ft 6in) *Maximum*

With two double built in wardrobes, cornice moulded ceiling, alarm cord, t.v. aerial point, night store heater and attractive aspect over communal grounds, telephone point, access to optional en-suite bathroom.

En-Suite Bathroom: 4.22m (13ft 10in) x 1.63m (5ft 4in)

With four piece coloured suite with handled panel bath, pedestal wash hand basin, low flush w.c. and bidet, two electric panelled radiators, part tiled walls and surround to bathroom and two built in extractor fans. This is termed a "Jack and Jill" arrangement where there are doors both to the Master Bedroom and to the Hallway.

Kitchen: 3.07m (10ft 1in) x 2.77m (9ft 1in)

Fitted on three sides with wood grain effect laminate work tops with inset 1 1/2 astralite sink unit with single drainer and mixer tap, split level Electrolux four ring hob with peninsular cooker hood above, split level Neff electric oven opposite with built in Neff microwave above. Split level Neff fridge with freezer below and integrated washing machine. Seven base cupboards and four matching wall mounted cupboards, wall mounted electric convector heater, mosaic tile surround to work surfaces and outlook over communal courtyard.

Living Room: 5.28m (17ft 4in) x 3.28m (10ft 9in) *maximum*

Outlook over both communal courtyard to the front and over gardens to the rear. Ornamental fire surround with composite marble hearth, t.v. aerial point, two night store heaters, telephone point, 9ft high cornice moulded ceiling and built in storage cupboard. Wall mounted picture light and two ceiling light points.

Outside:

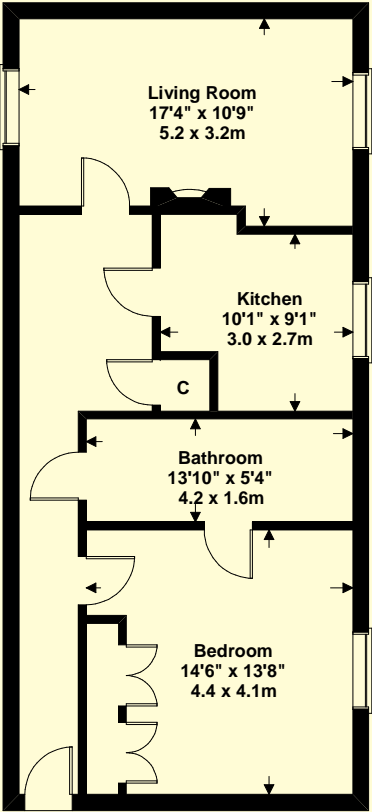
Communal gardens in the centre of the development with each property having its own allocated parking space. The parking space for this property is positioned outside number 17 The Grange which is just before the pathway. There are also several visitor parking spaces in a separate parking bay to the side.

Tenure:

The property is held under a 100 year lease from April 1990 with an annual service charge of approximately £2382.00 payable to a management company for the maintenance of communal areas including gardening, lighting, building insurance and the service of an onsite warden who both resides on site and has an office in the centre of the development. Prospective purchasers are advised to obtain the exact terms and conditions of the lease and service charge prior to exchange of contracts.



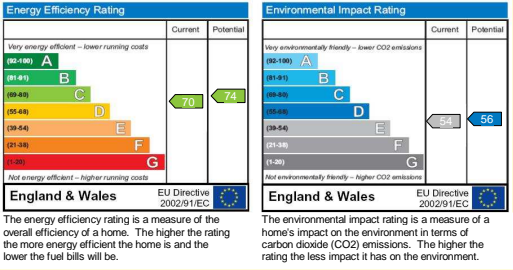
Approximate gross internal area 696 sq ft - 64 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

Directions:

From our Moreton in Marsh office proceeding on foot, turn right and continue for approximately 200 yards North along the High Street and just after the White House surgery turn right into the Grange. Continue to the furthest point within the development and just after the detached bungalow on the right hand side (where the parking space for this property is located in) turn right into the trellised pergola pathway turning left and the end towards the entrance to the apartments. Continuing through the front door the lift for this apartment is on the left and then on the second floor.



globrix.com

Zoopla.co.uk

rightmove.co.uk



FindaProperty.com

PrimeLocation.com

We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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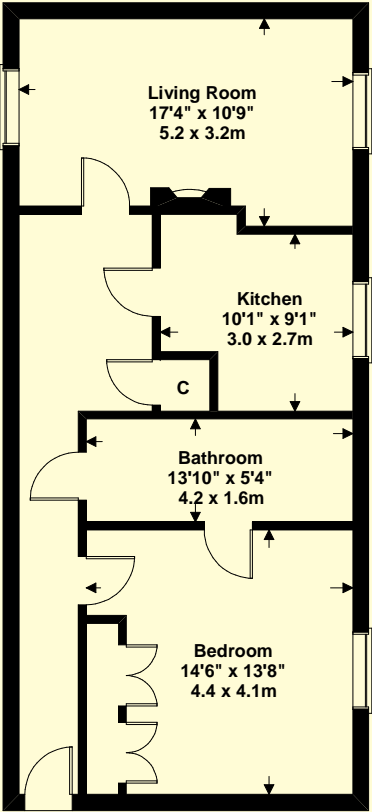
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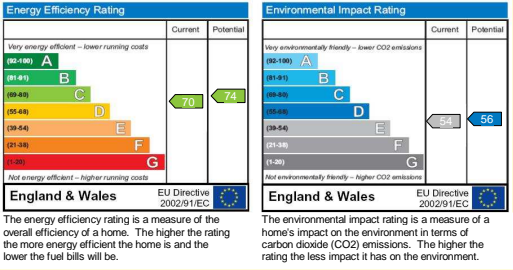
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